

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Carla Laverne Bishop aka Carla Laverne Wilson
fdba T&C PreSchool & Learning Center LLC fdba Rise
& Shine Learning Academy LLC fdba Rising Stars
Development Academy

Debtor

Wilmington Savings Fund Society, FSB, d/b/a
Christiana Trust, not individually but as trustee for
Carlsbad Funding Mortgage Trust

Movant

vs.

Carla Laverne Bishop aka Carla Laverne Wilson fdba
T&C PreSchool & Learning Center LLC fdba Rise &
Shine Learning Academy LLC fdba Rising Stars
Development Academy

Debtor

Christine C. Shubert Esq.

Trustee

CHAPTER 7

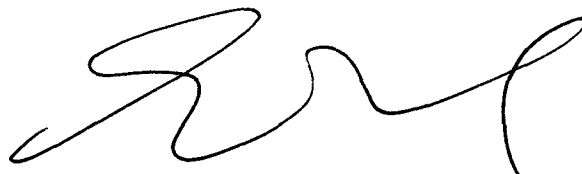
NO. 16-15797 ELF

11 U.S.C. Section 362

ORDER

AND NOW, this 9th day of November, 2016 at Philadelphia, upon failure of Debtor and the Trustee to file and Answer or otherwise plead, it is:

ORDERED THAT: The Motion for Relief from the Automatic Stay of all proceedings is granted and the Automatic Stay of all proceedings, 11 U.S.C. Sections 362, is modified with respect to the subject premises located at 6328 Newtown Avenue, Philadelphia, PA 19111 ("Property"), so as to allow Movant, its successors or assignees, to proceed with its *in rem* rights and remedies under the terms of the subject Mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession.



**ERIC L. FRANK
CHIEF U.S. BANKRUPTCY JUDGE**